

COMMERCIAL STREET TASK FORCE MEETING

August 26, 2009

6:30 p.m.

Busch Building - Room L45

MEMBERS Nicholas Ibarra, Chair; Cynthia Rushefsky; Doug Burlison; Mike MacPherson;
PRESENT: Cindy Stephens; Lyle Foster; Steve Weimer; Mary Collette; Rusty Worley; Phyllis Ferguson, and Jack Pugh.

MEMBERS

ABSENT: Mark Davis; Laura Derrick; Jim Harriger; Pauletta Dunn; and Bob Pilkington.

STAFF

PRESENT: Anita Baker Climer, City Clerk's Office.

GUESTS: Donnie Rodgers, Urban Districts Alliance; Janice Ellison, Grant Beach Neighborhood Association; Ida Barry; Forrest Brown; and Kary Booher.

Nicholas Ibarra called the meeting to order at approximately 6:30 p.m., and welcomed everyone.

Janice Ellison, Grant Beach Neighborhood, noted that Pauletta Dunn was unable to attend tonight's meeting, so she would be filling for Ms. Dunn at tonight's meeting.

The Task Force briefly reviewed the meeting minutes of August 12, 2009.

Mary Collette requested that an addition be made on page 3 third paragraph, which she would like to read "how some cities are using/creating "campuses" located within areas zoned industrial/manufacturing to house social service providers for a more centralized location to help facilitate and coordinate efforts."

Ms. Collette also noted that Mr. Rognstad should be providing additional information to the Task Force pertaining to the past Plans and Policies discussion regarding "hostels," which is not available at this time.

Ms. Collette moved to accept the August 12, 2009 meeting minutes as revised.

Jack Pugh seconded the motion, and it was approved.

Following the approval of the minutes, the Task Force discussed their last meeting regarding the issue of "hostels" as well as Commercial Street Historic District – Strategy for Success.

Mr. Pugh briefly addressed that he believes "stronger language should be used" regarding the issue of homeless shelters and the Strategy for Success.

Ms. Collette explained that she feels that the City should help address the "negative impacts" upon the Commercial Street area regarding the issue of homelessness.

Cindy Rushefsky briefly addressed that language is very an important tool when handling and enforcing the City's regulations and ordinances, especially regarding the issue of definitions.

Following further discussion, Mike MacPherson, Planning and Development, briefly explained that individuals are trying to “lay the foundation” for further discussion regarding the Commercial Street area. He added that Jim Harriger, Victory Mission, would be giving an upcoming presentation regarding Victory Mission’s plans for development of a “hostel” at the September 9, 2009 Task Force meeting, which would include Vern Morgan, Grants Administrator, and Miles Sweeney, Retired Judge, who would also be in attendance at this meeting.

Rusty Worley, Urban Districts Alliance (UDA), briefly addressed that he feels that “hostels” should be defined for clarification.

The Task Force continued to discuss the issue of “hostels.”

Mr. Pugh noted that he feels that research should be conducted regarding the “costs to the community” pertaining to the expense in handling the issue of homelessness within the Community and City (info./statistics from possibly the police and the local hospitals, i.e. violent crimes, murder, hospitalizations, etc.).

Phyllis Ferguson reported that research should also be conducted regarding the calculations/projections pertaining to possibly adding additional “beds” and services regarding the issue of homelessness within the community.

Mr. Rushefsky expressed that there would be costs “no matter where they go” in relations to handling the issue of homelessness within the City.

Lyle Foster briefly explained that he feels that the Commercial Street and Community “needs a balance” regarding the issue of uses (retail, bars, restaurants/cafes, and social services, etc.), the City’s Zoning Ordinance, and “ideal locations.”

Ms. Collette discussed that she feels that the City should define “hostels” within the City’s Zoning Ordinance, and that “hostels” could be placed within other areas and neighborhoods within the City in possibly a more scaled down version, such as 5 or 6 smaller “bed” facilities as opposed to one larger “bed” facility (to limit the number of “beds” within any area or neighborhood).

Ms. Collette expressed that she feels that Commercial Street already has “a real balance” between the local Community and social service providers on Commercial Street. She stated that there is “a true feeling of Community,” and noted that Commercial Street just wants to preserve the progress that has been made, and to not allow that to “backslide.”

The Task Force continued to discuss the issue of “balance” regarding the community and the social service providers on Commercial Street.

Mr. Foster requested that he would like documentation pertaining to the “statistical breakdown” regarding where the homelessness population is coming from in relations to utilizing the local social services providers (are they local Missouri residents or out of state individuals).

Mr. Worley suggested the possibility of reviewing the potential impacts upon the area and Community (such as was used during the review of the licenses for liquor establishments) to help address the issue of homelessness and “hostels” on Commercial Street.

Following the discussion, Mr. MacPherson gave a PowerPoint presentation entitled "Commercial Street Tax Increment Financing (TIF) Predevelopment Plan – A Tool for Revitalization." *(Please refer to Exhibit A located within the City Clerk's Office for additional information.)*

Mr. MacPherson noted that this project was Fred May's, former Director-Planning and Development, last one he conducted while working for the City.

The following is an outline of the presentation:

- A. Vision 20/20 (2004)
- B. Commercial Street Redevelopment Area
- C. Commercial St. TIF Plan
- D. Estimated Equalized Assessed Valuation (EAV) and Sales Tax Revenues Before and After Redevelopment
- E. Commercial Street – Redevelopment Plan Costs
- F. Commercial St. TIF

During the presentation, Mr. MacPherson responded to questions posed by the Task Force.

The Task Force briefly discussed and made comments regarding the Commercial Street TIF.

Mr. MacPherson also reviewed the difference between a blighted area, a conservation district area, and an economic development area. He added that within a blighted area more authority is provided to do more things with the monies received versus the other two (conservation and economic development.).

Mr. MacPherson briefly explained how the tax increment financing (TIF) is calculated and "captured" over a period of time. He stated that it is "not a new tax at all."

Mr. MacPherson briefly addressed that there are some building concerns regarding an area/easement on Blaine Street, which is very limited/restricted for fire trucks to enter/exist and use ladder apparatus, in back of some buildings that front Commercial Street. He noted that some of the buildings have their emergency exits marked towards the front area of the building versus the back. Mr. MacPherson added that there is inadequate fire protection from the back of these buildings at this time, as well as discussed that some buildings need renovation, are unsafe, and unsanitary.

Mr. MacPherson stated that the City has committed not to use eminent domain to acquire property for redevelopment unless there are infrastructure improvements, such as utility, water, and sewer lines, etc. that need to be constructed/updated.

Mr. MacPherson briefly discussed that there has been a commitment made from the Professional Massage Training Center Inc., which is currently located in Commercial Street, to construct/rehab property to expand their business on Commercial Street/Pacific area in the future. He noted that no TIF funds would be used regarding the private redevelopment projects currently, or in the future life of the TIF redevelopment plan; however, TIF funds would be used regarding the public projects, such as parking, streetscape enhancements, etc. Mr. MacPherson stated that the total private and public costs regarding the project would be approximately \$7,051,000.00.

Nick Ibarra left the meeting at approximately 7:35 p.m.; however, he returned at approximately 7:40 p.m.

Mr. MacPherson explained that a project must be listed in the TIF plan in order to receiving financing/funds for the project. He added that some or all of the projects could be done or none depending upon what is needed, but they must be listed in the TIF plan.

Mr. MacPherson reported that several entities, such as the Springfield R.12 School District, were very supported regarding the Commercial Street TIF. He added that there is a stipulation within the TIF that addressed that if the listed projects are completed before 23 years (life of the TIF), the TIF would expire.

Mr. MacPherson briefly addressed that when the City was conducting the TIF research, the City did take into account that many of the buildings/properties (in relations to square footage) located on Commercial Street were vacant and were an economic and social liability, and due to their deterioration, had low tax assessments.

Following further discussion, Mr. Worley gave a PowerPoint presentation entitled "Commercial Street CID."
(Please refer to Exhibit B located within the City Clerk's Office for additional information.)

The following is an outline of the presentation:

- A. C-Street CID – Strategy for Success
 - a. Elements of Success
 - b. Strong, Proactive Management
 - c. Financial Tools
 - d. Successes Since Adoption
 - e. Coming Soon and Residential Expansion
 - f. Highlights
- B. C-Street CID – Public Meetings
 - a. Cook's Kettle
- C. C-Street CID – Purposes
- D. It's All Downtown – Connections to Center City Districts
- E. C-Street CID – Boundaries
- F. C-Street CID – Board
- G. C-Street CID
- H. Questions?

Mr. Worley recognized Donnie Rodgers, UDA - Historic C-Street Community Development Coordinator, who assisted during tonight's presentations.

During the presentation, Mr. Worley briefly responded to questions posed by the Task Force.

Mr. Worley briefly expressed that a "balance" is needed on Commercial Street. He added that having owner/occupied businesses/residences are very important, because then they have a "vested interest" in the area.

The Task Force briefly discussed the Commercial Street CID.

Mr. Worley briefly addressed that the UDA is working with Janss Lumber, who voiced opposition regarding the Commercial CID, at this time. He noted that the City's Finance Department is working on a report regarding their sales revenues pertaining to Janss Lumber.

Mr. Worley expressed that more parking is needed on Commercial Street near Janss Lumber, and conversations are ongoing with the City to help improve the issue of public parking, as well as the issue of street improvements.

Steve Wiemer briefly explained that there has been some interest from individuals wanting to relocate near/on the Commercial Street area and Mid-Town, since improvements and some building/property rehabilitations have been made since the TIF has been in place. He expressed that some individuals are still apprehensive regarding the possibility of relocating near/on the Commercial Street area at this time. Mr. Wiemer noted that there are still safety issues that need to be addressed, as well as the vacant buildings/properties.

Ms. Ellison and Ms. Ferguson also expressed that safety is still a major concern regarding area neighborhood residents, such as Grant Beach, and Woodland Heights.

Ms. Ferguson briefly addressed that the revitalization has helped improve the local and surrounding area.

Mr. Worley noted that the C-Street CID was approved by the City Council in June 2009, and no monies have been generated since the CID has been newly formed at this time.

Following further discussion, Mr. MacPherson reported that the streetscape projects on Commercial Street were not funded by the TIF, but rather by federal enhancement grant monies, which were leveraged through the City's ¼ cent improvement funds.

Mr. Worley briefly noted that there is space available to house a substation for police/security on Commercial Street; however, improvements would be needed.

Mr. Ibarra thanked Mr. MacPherson and Mr. Worley for tonight's presentations.

With no further business, the Task Force meeting was adjourned at approximately 8:05 p.m.